

# Energy performance certificate (EPC)

34a Oak Close  
Yate  
BRISTOL  
BS37 5TW

Energy rating

C

Valid until:

3 January 2034

Certificate number:

0090-0200-9404-8454-0400

Property type

Top-floor flat

Total floor area

42 square metres

## Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).